096.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,159,000	/	1,159,000
USE VALUE:	1,159,000	/	1,159,000
ASSESSED:	1,159,000	/	1,159,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEURENT PIERRE
Owner 2:	BAGOT-LEURENT SOPHIE
Owner 3:	
Street 1:	41 UPLAND RD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN FRANCIS X JR -
Owner 2:	SULLIVAN MARY ANN -
Street 1:	41 UPLAND ROAD WEST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,120 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1995, having primarily Clapboard Exterior and 2920 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8120.000	693,000	1,500	464,500	1,159,000
Total Card	0.186	693,000	1,500	464,500	1,159,000
Total Parcel	0.186	693,000	1,500	464,500	1,159,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.91 | /Parcel: 396.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

152177

GIS Ref

GIS Ref

Insp Date

06/04/09

!7866!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 096.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	562,800	1500	8,120.	464,500	1,028,800	1,028,800	Year End Roll	12/18/2019
2019	101	FV	439,100	1600	8,120.	464,500	905,200	905,200	Year End Roll	1/3/2019
2018	101	FV	439,100	1600	8,120.	398,200	838,900	838,900	Year End Roll	12/20/2017
2017	101	FV	439,100	1600	8,120.	371,600	812,300	812,300	Year End Roll	1/3/2017
2016	101	FV	439,100	1600	8,120.	318,500	759,200	759,200	Year End	1/4/2016
2015	101	FV	433,600	1600	8,120.	285,300	720,500	720,500	Year End Roll	12/11/2014
2014	101	FV	433,600	1600	8,120.	264,100	699,300	699,300	Year End Roll	12/16/2013
2013	101	FV	433,600	1600	8,120.	251,800	687,000	687,000		12/13/2012

PRINT

Date	Time
12/10/20	22:28:12

LAST REV

Date	Time
09/29/20	13:46:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7866

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN FRANCI	72756-320	1	6/13/2019		1,340,000	No	No		
G.K. DEVELOPMEN	25456-377		6/30/1995		425,000	No	No		Y

USER DEFINED

Prior Id # 1:	152177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2015	1353	Siding	3,995		9/17/2015			Remove and replace
9/4/2014	1120	Solar Pa	26,000		9/4/2014			Install solar pane
3/9/2004	254	Renovate	25,000	C				RENO GAR ADD FAM R
3/3/1995	113		165,000					SINGLE FAM HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
6/4/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
6/19/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8120		Sq. Ft.	Site		0	70.	0.82	4									464,519						464,500	

Total AC/HA: 0.18641 | Total SF/SM: 8120 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 464,519 | Spl Credit | Total: 464,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	5.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00958407
Const Adj.:	0.99989998
Adj $ / SQ:	126.185
Other Features:	121274
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	730216
Depreciation:	37241
Depreciated Total:	692975

COMMENTS

NEW HOUSE 1995 BK:18445 P:578.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

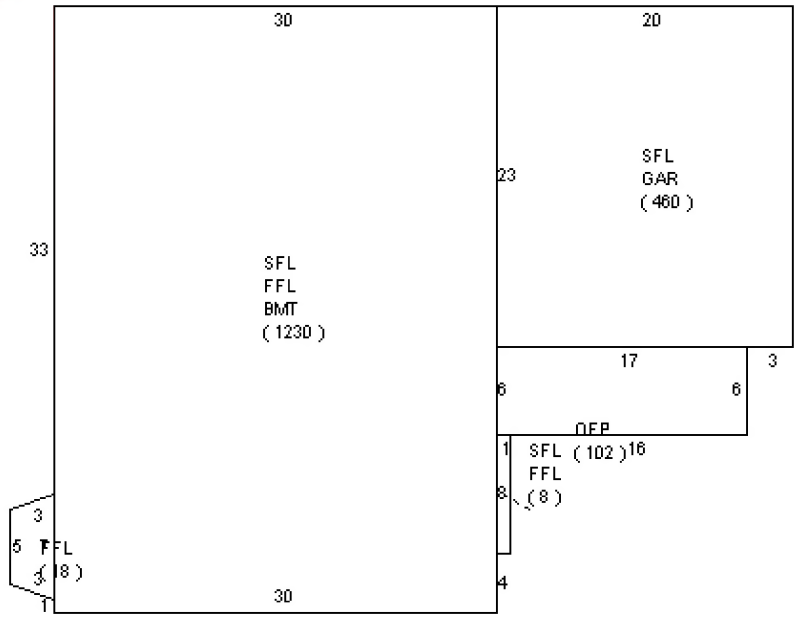
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.83
Special Features:	0	Val/Su Net:	147.07
Final Total:	693000	Val/Su SzAd	237.33

SKETCH



SUB AREA

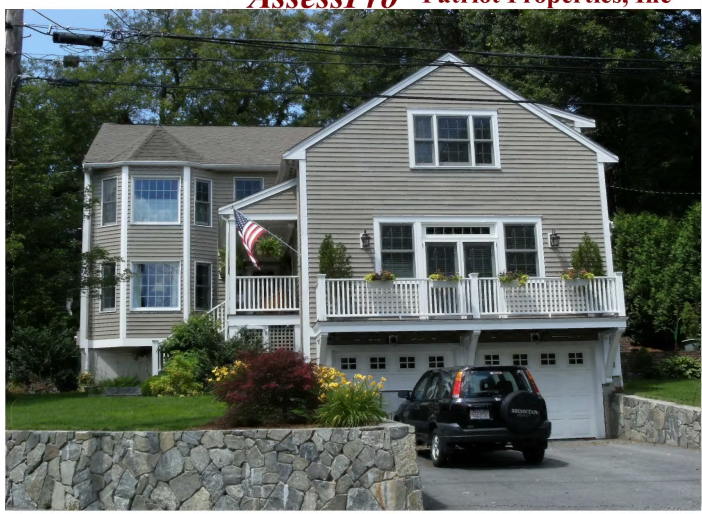
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,664	126.190	209,978
FFL	First Floor	1,256	126.190	158,489
BMT	Basement	1,230	37.860	46,562
GAR	Garage	460	20.430	9,399
OFP	Open Porch	102	32.670	3,333
	Net Sketched Area:	4,712	Total:	427,761
Size Ad	2920.0400	Gross Are	4746	FinArea 2920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	98				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	40X12	G	AV	1998	3.79	T	16.8	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:	Total: 1,500